

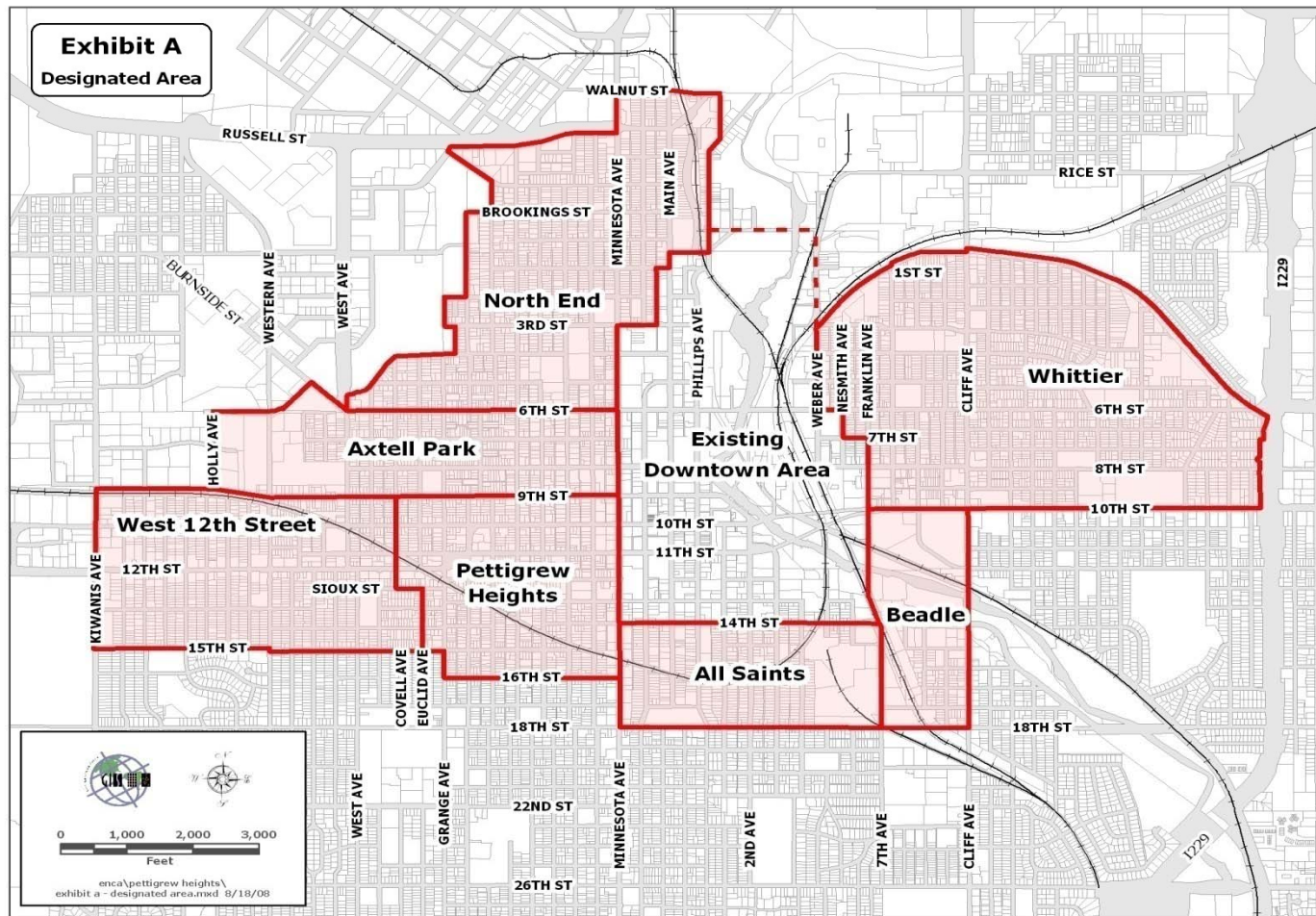


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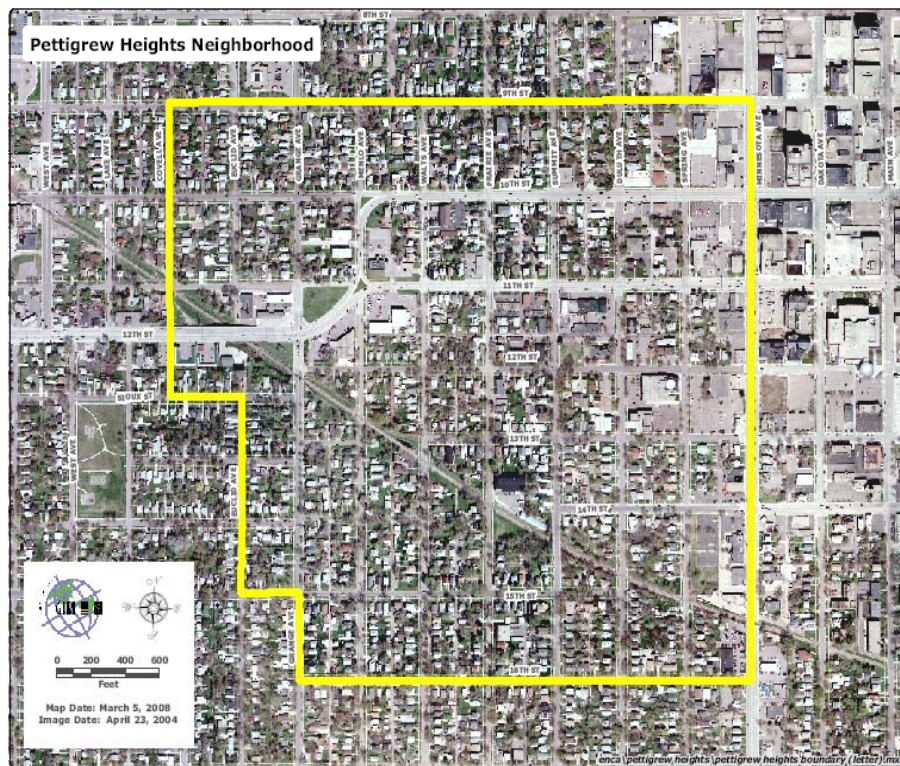
# Pettigrew Heights Neighborhood Revitalization

Sioux Falls, SD  
November 19, 2008

# Neighborhood Conservation



# Neighborhood Geography

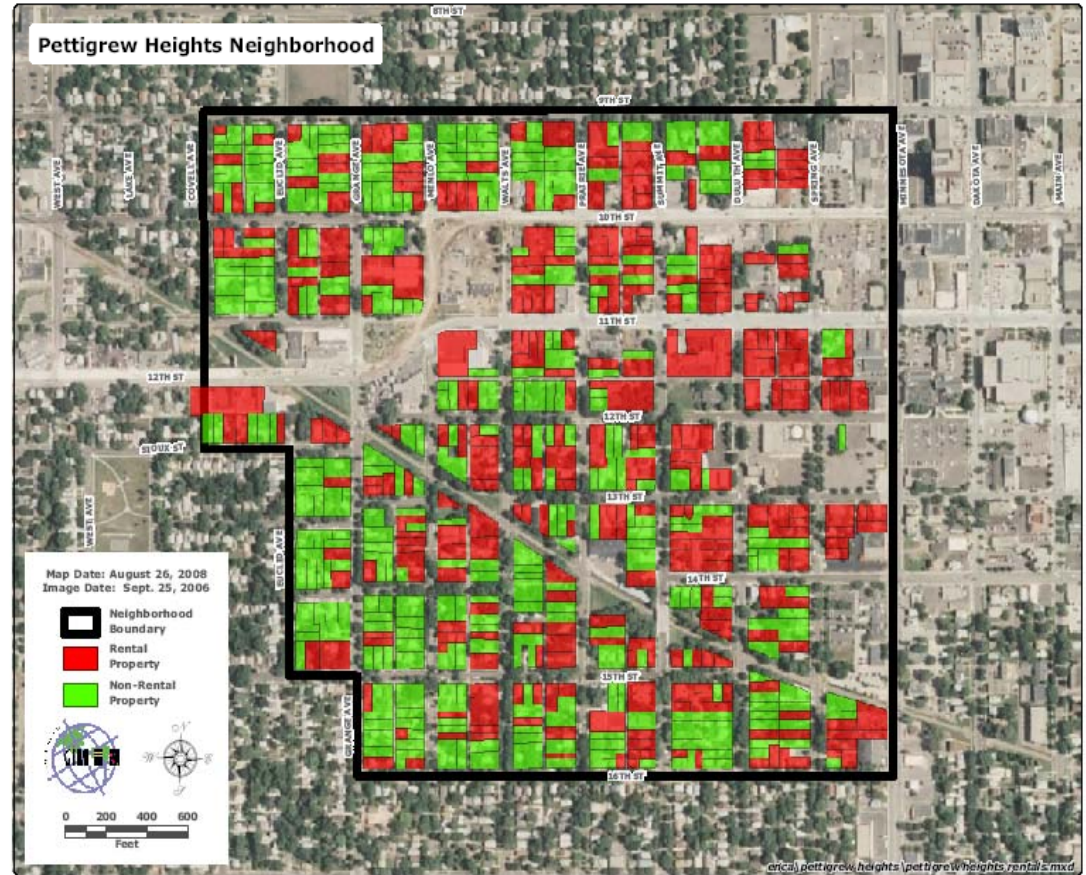


- 60 Blocks
- Adjacent to the west boundary of Downtown Sioux Falls



# Neighborhood Geography

- Total Residential Properties— 815
  - 414 Single-Family Units
  - 224 Rental Properties
  - 995 Rental Units





# Neighborhood Demographics

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- ❑ Population—3,900
- ❑ Low—Moderate Income
- ❑ 32% is made up of Hispanic, Latino, American Indian, Black/African American, or Asian races
- ❑ Mobility Rate—Lowell Elementary—37.7%



# Neighborhood Conservation Efforts

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- Phase I—July 17, 2006
  - City Code Enforcement
- Phase II—September of 2006
  - Expansion of Code Enforcement Efforts
  - Expansion of Boundaries
- Phase III—September 2006 to Present
  - Establishment of Neighborhood Committee
  - Establishment of Technical Finance Committee



# Phase III Highlights

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## □ September 2006 to Present

- Spring of 2007—Projects N.I.C.E. & K.E.E.P.
- May of 2007— Establishment of Commercial and Commercial Residential Tax Abatement for Core Neighborhoods
- February of 2008—Neighborhood Naming
- April / May of 2008—Community Garden Program
- 2007 / 2008—S.D. Multi-Housing Association Classes

# Project Spotlight

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- 10th Street & Menlo Avenue
- Sioux Empire Housing Partnership
- Project Started in 2007
- Ribbon Cutting in 2008
- Five New Owner-Occupied Townhome Units for Sale





## Phase III Highlights (cont.)

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- 2007—Establishment of Technical Finance Subcommittee
  - Development of a “Tool Box” for the Revitalization Program
- February, 2008—Citibank Line of Credit Approved
- February of 2008—Citi Foundation Grant Received
- May of 2008—Sioux Falls Seminary Announcement

# Project Spotlight

## Neighborhood Design Charrette



Pettigrew Heights Neighborhood Development

Sioux Falls, South Dakota

July 29, 2008





## Pettigrew Heights Neighborhood Development

Sioux Falls, South Dakota

July 29, 2008





## Pettigrew Heights Neighborhood Development

Sioux Falls, South Dakota

July 29, 2008







**Pettigrew Heights Neighborhood Development**  
Sioux Falls, South Dakota  
July 29, 2008







# Pettigrew Heights Recent Updates

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- ❑ Neighborhood Cleanup
- ❑ Needs Assessment Survey
- ❑ Neighborhood Redevelopment Plan
- ❑ Revitalization Funding Opportunities
- ❑ 11th & Duluth Redevelopment Project
- ❑ Housing Resource Center Pilot Program

# Neighborhood Cleanup

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- ❑ September 27, 2008
- ❑ Part of Volunteer Sioux Falls Event
- ❑ Approximately 125 Volunteers
- ❑ Litter Pickup
  - 700 lbs. of yard waste and 2,440 lbs. of rubble were taken to the Sioux Falls Sanitary Landfill as a result of the cleanup efforts





# Neighborhood Needs Assessment

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- ❑ Survey Purpose—Identify the Needs of the Neighborhood
- ❑ Two Surveys—Business and Residential
- ❑ Responses Received
- ❑ Results Provided to Neighborhood
  - Used by City Planning as justification for future grant and loan opportunities.



# Neighborhood Plan

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- Pettigrew Heights Neighborhood Plan
  - Revitalization / Redevelopment Plan
  - Public Participation Key
  - Plan will Identify Goals and Designate Redevelopment Areas
  - Establishment of Single-Family Tax Abatement Program



# Pettigrew Heights Neighborhood

Map Date: November 12, 2008  
Image Date: April 28, 2008

-  BOHP Vulnerable Site
-  Streetscape Enhancement and Development
-  Pettigrew Heights Boundary
-  Cathedral Historic District
- Redevelopment Projects**
  -  Current Redevelopment Project (1.5 acres)
  -  Recent Redevelopment (2.3 acres)
  -  Redevelopment Areas (NCP 2006 - 2.7 acres)
  -  Redevelopment Potential (17.5 acres)
- Parking Lot**
  -  Public
  -  Private



show\_pettigrew\_heights.php - redevelopment\_properties.mxd



# Revitalization Funding Opportunities

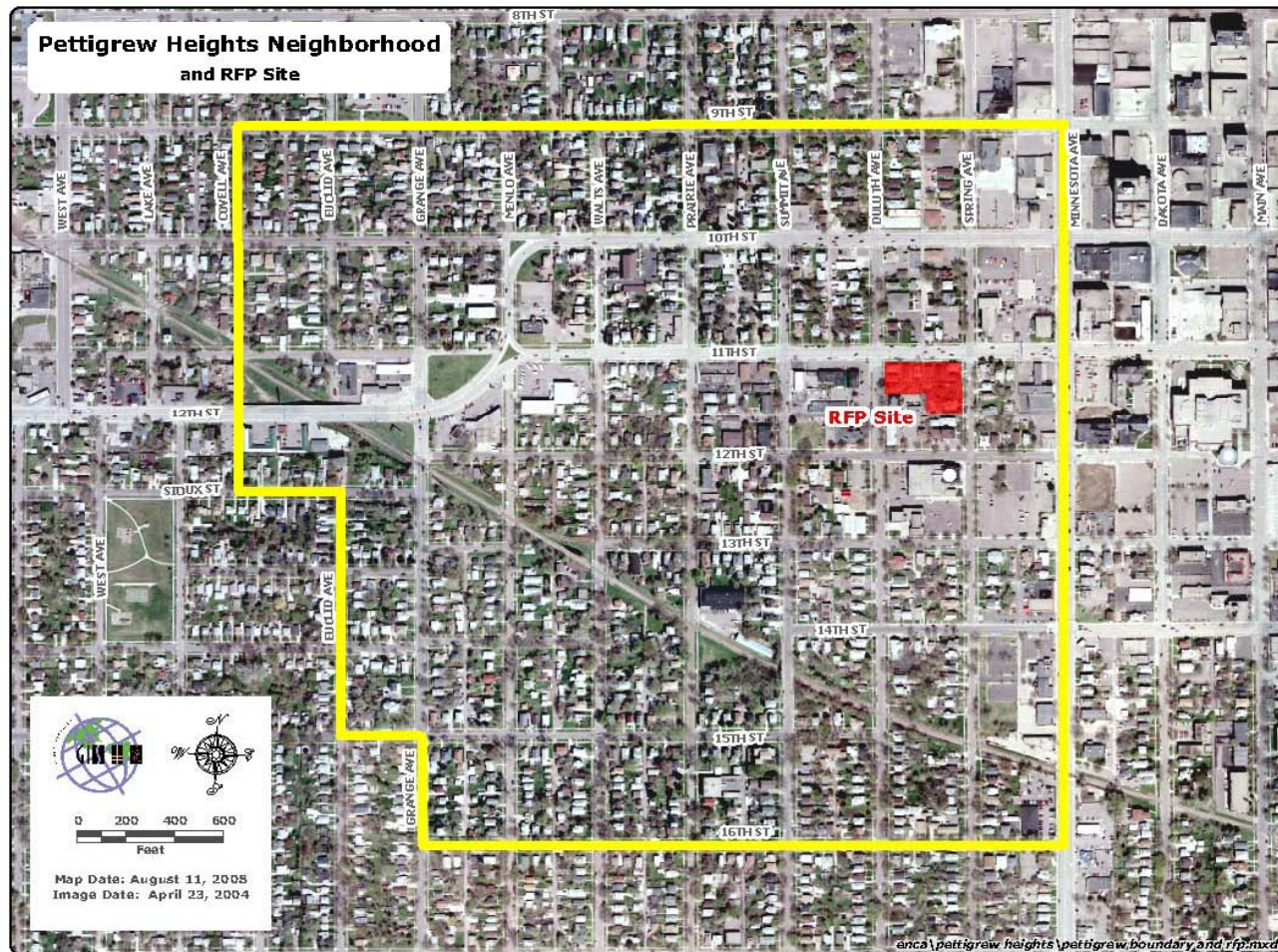
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- ❑ South Dakota Housing & Development Authority
  - Housing Programs Specific to Pettigrew Heights
- ❑ Citibank / Wells Fargo
  - Grants / Loans / Lines of Credit
  - Housing / Pre-development costs / Project and Program Start-Up



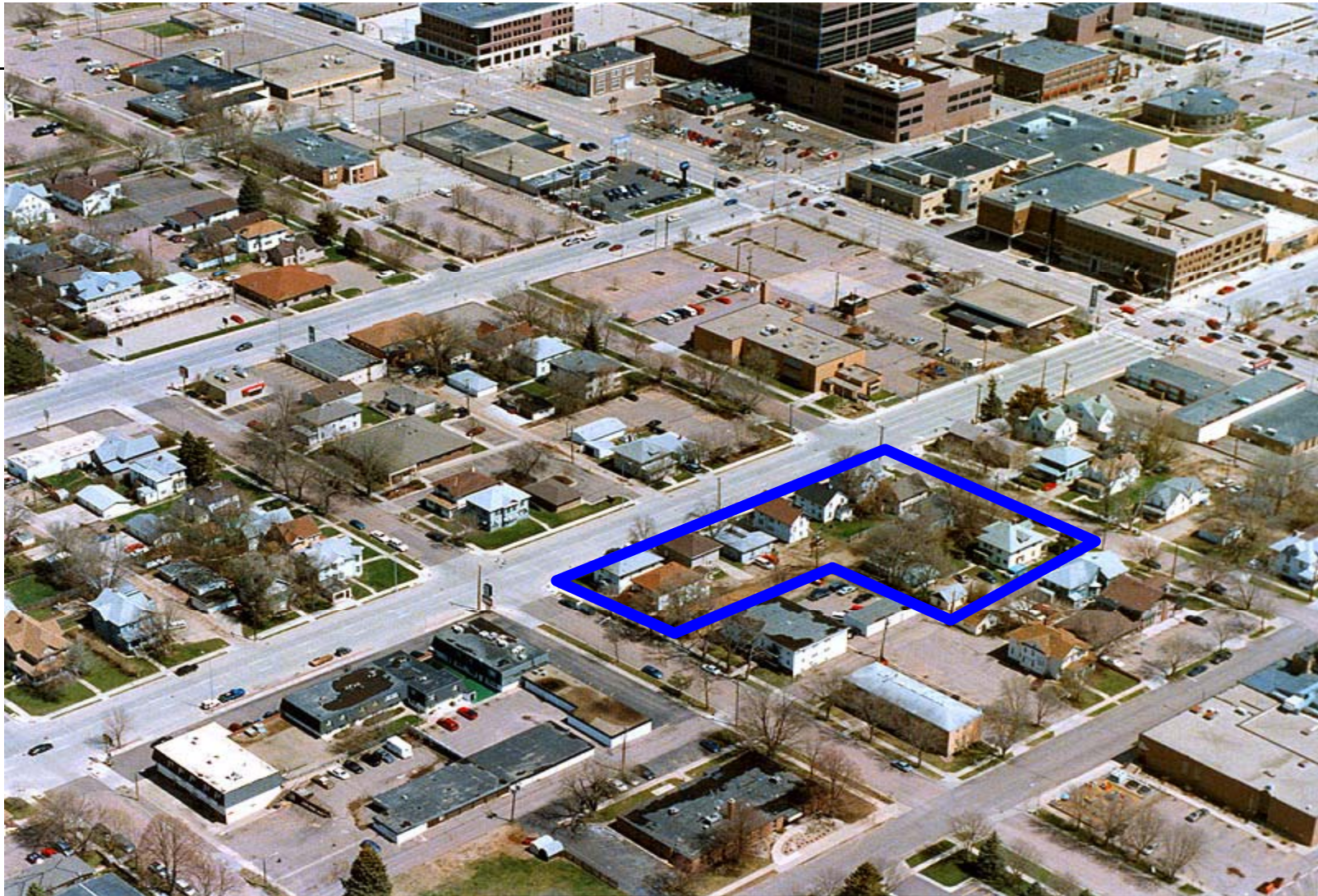
*Single-Family Rehabilitation Loan Program*

# 11th & Duluth Redevelopment





# Existing Site Information





# Existing Site Information (cont.)

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# Existing Site Information (cont.)

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# 11th & Duluth—Project Timeline

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- ❑ City Purchase
- ❑ Securing of Structures
- ❑ Remediation Testing
- ❑ Salvaging via Auction
- ❑ Remediation
- ❑ Demolition
- ❑ Property Sale
- ❑ Project Commencement
- ❑ Project Completion



# Proposed Redevelopment



USE	FLOOR	G.S.F.	R.S.F.	EFFICIENCY
COMMERCIAL	1	15,276	12,374	81%
RESIDENTIAL	1			
	2	15,614	12,338	78%
	3	15,614	12,338	78%
	4	15,614	12,338	78%
TOTAL		62,718	49,388	79%

RENTABLE AREA	AREA	UNITS	TOTAL AREA
1 BR	603	45	27,135
2 BR	751	12	9,012
GUEST	289	3	867
TOTAL		57	37,014
COMM. VARIES	8		12,374
TOTAL			49,388

PARKING SUMMARY	57 UNITS
TOTAL SPACES	104
SENIOR HOUSING @ .75 SPACES/UNIT	43
SPACES AVAILABLE FOR COMMERCIAL	81
COMMERCIAL S.F.	12,374
COMMERCIAL S.F./SPACE	203

Koch Hazard Architects

SITE PLAN  
SCALE: 1" = 32'-0"  
13 May 2008

Affordable Senior Housing  
St. Joseph Cathedral Housing  
Sioux Falls, South Dakota

- ❑ St. Joseph Cathedral Housing Inc. Proposal
- ❑ 57 New Elderly Affordable Housing Units
- ❑ Multi-Family / Mixed-Use Structure

# Housing Resource Center

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- ❑ Citi Foundation Grant
- ❑ Pilot Program
- ❑ Volunteer Staffing
- ❑ Purpose—Provide Accessibility to Information
- ❑ Partnerships Crucial



- ❑ Initial Location - Bowden Youth Center

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- ❑ For more information on Neighborhood Conservation in Sioux Falls, please contact City Planning at 367-8888 or log onto [www.sioxford.org](http://www.sioxford.org).

